

ZB# 03-19

Michael Dowd

45-4-14

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

APPROVED
5/12/03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-19 TYPE: AREA ✓ USE _____

APPLICANT: Michael Dowd
33 Round Place
New Windsor, NY
TELE: 569-0147

RESIDENTIAL: \$ 50.00 CHECK # 2983
COMMERCIAL: \$150.00 CHECK # _____
INTERPRETATION: \$150.00 CHECK # _____
ESCROW: 300.00
\$500.00 CHECK # 342

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>7/23</u>\$	_____	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING..... <u>2/12</u>	_____	<u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ _____	\$ <u>70.00</u>
OTHER CHARGES:.....	\$ _____	_____



①
D, M + E 45-4-14
② GRADE PL. NEW WINDSOR
4 R

RESIDENTIAL:	<u>\$ 50.00</u>	CHECK # <u>2983</u>
COMMERCIAL:	\$150.00	CHECK # _____
INTERPRETATION:	\$150.00	CHECK # _____
ESCROW:	<u>300.00</u> \$500.00	CHECK # <u>342</u>

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>7/38</u>	\$ _____	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING..... <u>5/12</u>	_____	<u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ _____	\$ <u>70.00</u>
OTHER CHARGES:.....	\$ _____	



D, M+E 45-4-14 ①
 PARADE PL. NEW WINDSOR



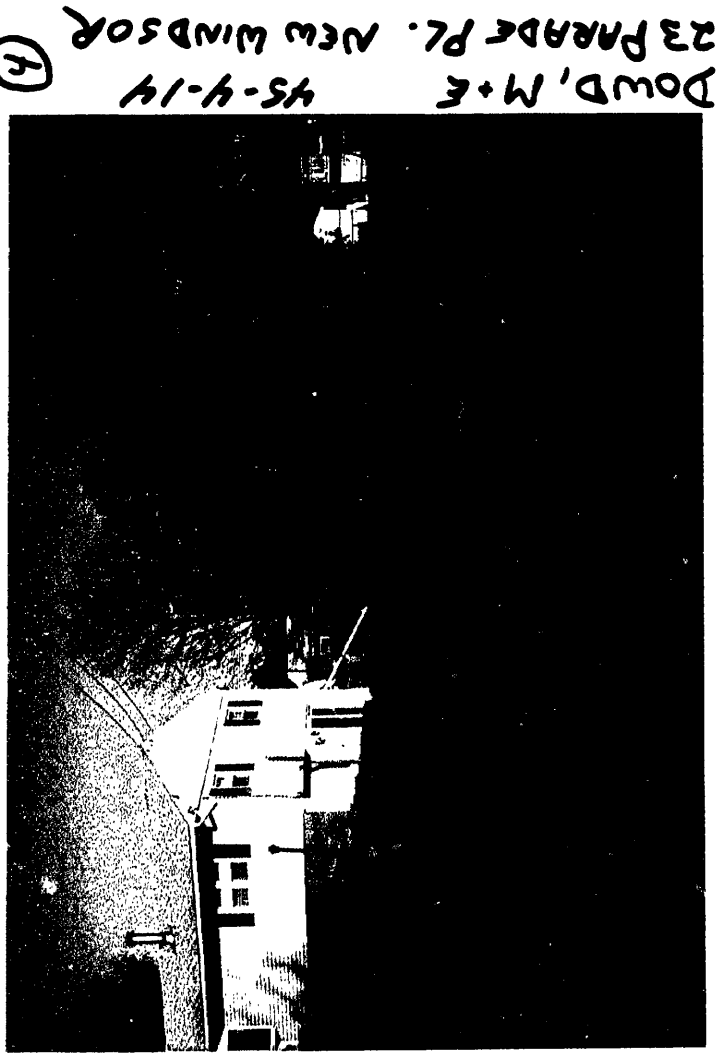
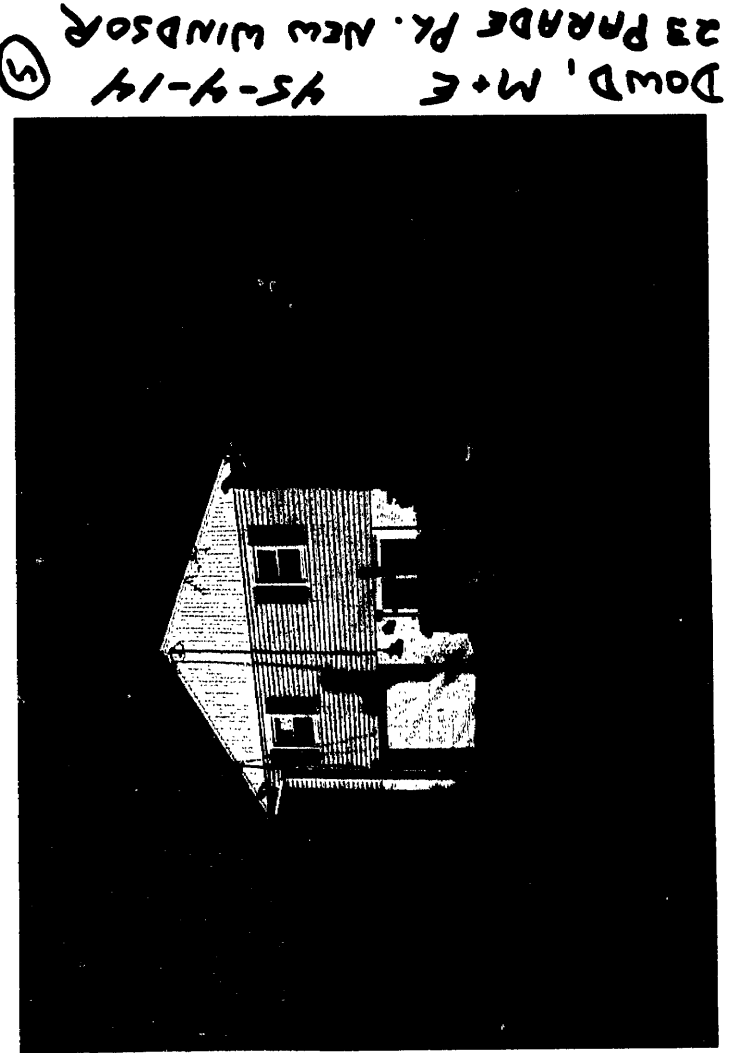
DOWD, M+E 45-4-14 ②
 PARADE PL. NEW WINDSOR



⑤ DOWD, M+E 45-4-14
23 PARADE PL. NEW WINDSOR



③ DOWD, M+E 45-4-14
23 PARADE PL. NEW WINDSOR





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

August 12, 2003

Mr. Michael Dowd
23 Parade Place
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-19

Dear Mr. Dowd:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

In the Matter of the Application of

MICHAEL DOWD

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #03-19

WHEREAS, Michael Dowd , owners of 23 Parade Place, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 9 foot side yard setback; an 8 foot side yard setback and a 3 foot front yard setback for proposed 24 foot X 28 foot addition to single-family home; and

WHEREAS, a public hearing was held on the May 12th, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The applicant seeks to erect an addition to the home over the existing driveway.

- (c) Because the proposed addition will be located over an existing driveway, no additional impervious coverage will be added to the property. The course of water drainage will not be diverted nor will the construction of the addition create the additional ponding or collection of water.
- (d) The addition, if created, will not change the characteristics of the neighborhood and will blend into the existing neighborhood, if not improve its value.
- (e) With the construction of the addition to the house, the applicant will remove two existing sheds from the property.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

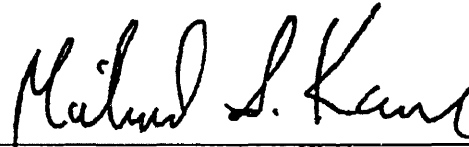
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 9 foot side yard setback; an 8 foot side yard setback and a 3 foot front yard setback for proposed 24 foot X 28 foot addition to single-family home as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: July 15, 2003

A handwritten signature in cursive script, reading "Michael S. Kaur". The signature is written in black ink and is positioned above a horizontal line.

Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 07-15-2003
SUBJECT: ZBA #03-19 - DOWD

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 185.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-19

NAME: MICHAEL DOWD

ADDRESS: 23 PARADE PLACE

NEW WINDSOR, NY 12553

THANK YOU,

MYRA



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #03-19 TYPE: AREA

APPLICANT:
MICHAEL DOWD

TELEPHONE: 569-0147

RESIDENTIAL:	\$ 50.00	CHECK # 2983
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #342

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<u>DISBURSEMENTS:</u>		<u>MINUTES</u> <u>\$4.50 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>5</u> PAGES	\$22.50	\$ 35.00
2 ND PRELIMINARY:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
PUBLIC HEARING:	<u>5</u> PAGES	\$22.50	\$ 35.00
PUBLIC HEARING:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
	TOTAL:	<u>\$45.00</u>	<u>\$ 70.00</u>

* * * * * * * * * * * * *

ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>115.00</u>
AMOUNT DUE:	\$ <u> </u>
REFUND DUE:	\$ <u>185.00</u>

L.R. 7/15/03



RESULTS OF Z.B.A. MEETING OF:

May 12, 2003

PROJECT:

Michael Dowd

ZBA #

P.B.#



USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
KANE _____
TORLEY _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED:

M) Reis S) K VOTE: A 4 N 0.

RIVERA A
~~MCDONALD~~
REIS A
KANE A
TORLEY A

CARRIED: Y ✓ N _____.

Sheds to be removed - per Mr. Dowd.

MICHAEL DOWD (03-19)

MR. TORLEY: Request for 9 ft. required side yard setback for proposed 24 ft. by 28 ft. addition to single-family home at 23 Parade Place in an R-4 zone.

Mr. Michael Dowd appeared before the board for this proposal.

MR. TORLEY: Before I begin, we have the letters.

MS. MASON: On the 2nd day of May, 70 addressed envelopes containing the public hearing notice was mailed and I have no responses.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter besides the applicant and his family? Let the record show there is none.

MR. DOWD: Before when you read the variance request, I believe that Mr. Babcock last time he addressed a couple other issues, there's a front yard and also a side yard on the other side you guys kind of threw into the package.

MR. TORLEY: Yeah, I remember that.

MR. DOWD: So it's actually I think for three variances.

MR. TORLEY: You can tell us what the structure you're going to put up is.

MR. DOWD: Over the existing driveway, I plan an addition, 24 x 28 addition to the home. On the ground level will be a two car garage and above that will be an additional two bedrooms and one bath which will take the house from three bedroom, bath and half to a total of four bedrooms 2 1/2 baths.

MR. TORLEY: Mike, the applicant says it's my recollection too although it's foggier than yours I'm sure that at the preliminary hearing, we put in a couple other variance requests to clean up the whole property.

MR. BABCOCK: That's correct.

MR. DOWD: There's a front yard.

MR. TORLEY: No, it does protrude.

MR. KANE: Thirty-two feet at that one corner, right?

MR. TORLEY: Yeah, it's closer so it's front yard variance and side yard variance.

MR. BABCOCK: Both sides, actually both sides, we got a front yard required of 35, he's providing 32, so he needs a three foot front yard, one side yard required is 15 and he's proposing 6 foot so he needs a 9 foot side yard and the other side yard he's required 15, he's providing 7 so he would require an eight foot variance. This way, it clears everything up, there's no question.

MR. DOWD: Even though that one addition was put on the house many years ago, yeah, it clears the whole package.

MR. BABCOCK: You'll never have a problem. If you don't do it, you probably will. I probably shouldn't say you'll never have a problem.

MR. KRIEGER: It will somewhat diminish the chance of you having a problem.

MR. KANE: This addition doesn't get us into, it's going over an impermeable surface now, so it's not changing the developmental coverage?

MR. BABCOCK: Right.

MR. REIS: Just for the record, you're not cutting any trees down?

MR. DOWD: No trees.

MR. REIS: Not going to create water hazards or runoffs to your neighbors?

MR. DOWD: No, I'm not.

MR. KANE: With the addition on the home, you're not going to change any of the characteristics of the neighborhood? It will be a similar style house in size to the neighborhood?

MR. DOWD: It will blend in well, yes.

MR. TORLEY: Improve the neighborhood.

MR. DOWD: I think everybody else's property values are going to come up as a result of this going on, at least my immediate neighbors.

MR. TORLEY: Of course so will your taxes.

MR. DOWD: I already spoke to the gentleman in the assessor's office, it's about 900 a year they're going to go up he estimates.

MR. TORLEY: We don't have any problems with sheds, Mike, according to the site plan, we don't have a problem with the sheds? Just to get it all fixed, looks like there's a shed in the back, two sheds or something in the back, again, in the spirit of having everything fixed? Do you have a survey there?

MR. BABCOCK: Yes, I do, I'm just looking to see what paperwork's going with it.

MR. REIS: Looks like he's about three foot off the rear yard according to scale.

MR. TORLEY: There's a shed on what would be the northern part of it but in the southern part, I can't read what that says.

MR. KANE: Concrete pad, looks like C-O-N-C, unless I'm mistaken.

MR. TORLEY: So the structure, so you have a shed in the one corner of your back yard?

MR. DOWD: Sheds in both corners.

MR. TORLEY: So the one shed looks like it's pretty close to the back line.

MR. DOWD: On concrete pads there when we bought the house.

MR. BABCOCK: I don't really have the paperwork here, Mr. Chairman, to verify when they were built, when they weren't built and I don't know that we can do that.

MR. TORLEY: The only thing I can tell you is that you--

MR. BABCOCK: I don't think he's here because he's either selling or refinancing, he's building a deck. Right?

MR. DOWD: We're building on. I just mentioned to my wife all this stuff with sheds with the increased garage space, I actually plan on taking the sheds out.

MR. KANE: Then we don't have to worry about it.

MR. DOWD: Before anything's done with the house the sheds will be out.

MR. BABCOCK: We're trying to help you out because next thing you know, you'll be back here for the sheds. We want one stop shopping.

MR. KANE: Okay, so that's covered then.

MR. TORLEY: Do you have any other questions on this matter?

MR. REIS: Accept a motion?

MR. TORLEY: Yes, sir.

MR. REIS: Make a motion that we grant Michael Dowd his request for a three foot front yard, 9 foot side yard and 8 foot side yard at 23 Parade Place.

MR. KANE: Second the motion.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. DOWD: I just want to make a notation here of the wonderful help from the Zoning Board secretary, Myra Mason, she worked with me late into the afternoon on May 2 to assure that the mailings were done in a timely fashion and the ad that I was required to do did get into the local paper here, The Sentinel. I actually have a copy. Turns out that my wife knows the girl from softball or something that I spoke to on the phone, found out after the fact, but I just want to commend Myra and the wonderful job she did with me and I will be following up the thanks with a letter to George Meyers also.

MR. KANE: We'll try to make sure she doesn't get a pay cut.

MR. DOWD: She did a wonderful job.

MR. TORLEY: Motion to adjourn?

MR. REIS: So moved.

MR. KANE: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE

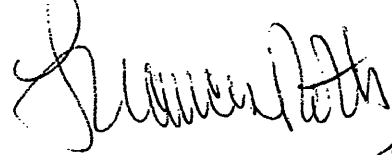
May 12, 2003

33

MR. TORLEY

AYE

Respectfully Submitted By:



5/14/03

Frances Roth
Stenographer

MICHAEL DOWD (03-19)

MR. TORLEY: Request for 9 ft. required side yard setback for proposed 24 ft. by 28 ft. addition to single-family home at 23 Parade Place in an R-4 zone.

Mr. Michael Dowd appeared before the board for this proposal.

MR. TORLEY: Sir?

MR. DOWD: Good evening, Michael Dowd, D-O-W-D.

MR. TORLEY: Okay, sir, what seems to be the problem?

MR. DOWD: Just trying to plan an addition off the side of the house and the planned addition encroaches on the side yard clearance, I guess.

MR. TORLEY: So you want to be 8 feet off the side yard?

MR. DOWD: Excuse me, sir?

MR. TORLEY: How far by this map I'm looking at it implies that it will encroach to within 8 feet of the side yard.

MR. DOWD: I'm allowing a little bit extra based on advice of contractors, they said maybe go a foot further.

MR. MC DONALD: Is the house to the right or the left?

MR. DOWD: As your looking at it, it would be off to the right side.

MR. TORLEY: Replacing the garage, what would have been the garage area?

MR. DOWD: No, that's not a garage, sir, there's, that's an open driveway there, the original photos might show it a little clearer.

MR. TORLEY: Talk to your neighbors about this.

MR. DOWD: Yes, I realize that I'm going to have to go for a public hearing but at the very preliminary stages of this I felt it better to talk to the neighbors ahead of time than to just have them find out by receiving a letter in the mail.

MR. TORLEY: Good idea.

MR. REIS: To accomplish this Mr. Dowd do you have to take down any trees or vegetation?

MR. DOWD: I'm going to cut some of the front lawn out, I don't know if you consider that vegetation.

MR. TORLEY: We're talking about anything over six inches in diameter?

MR. DOWD: Nothing.

MR. MC DONALD: This addition won't be creating abnormal runoff or anything that you don't have now?

MR. DOWD: No, I think it will make the runoff a little bit easier.

MR. MC DONALD: Not over any existing easements or sewer or water lines?

MR. DOWD: Not that I'm aware of.

MR. TORLEY: Are you on town water and sewer?

MR. DOWD: Yes, I am.

MR. TORLEY: So it's not over any of those lines? Frequently, the sewer lines or water lines might run up under the driveway.

MR. DOWD: No, the sewer line actually comes out to the, between the bay window and the regular standard windows, which is my daughter's bedroom on the right side of the house, if you look down, you'll see a small bush there and the cleanout trap is right next to the one, the small bush to the left.

MR. TORLEY: This addition will be sitting over what's now paved?

MR. DOWD: What's now just plain open driveway.

MR. TORLEY: Again, as you've done already but please talk to your neighbors a lot about this.

MR. DOWD: Oh, we were talking to them again about it yesterday.

MR. TORLEY: They're going to get a letter in the mail. Gentlemen, do you have any other questions at this time?

MR. BABCOCK: Can I say one thing first? I'm just going over this again and he did put a little allowance on the side yard but I also see that it's 32 feet the front corner because of the angle of the house, closer to the road so we--

MR. DOWD: That's not to the road, that's to that, I was told this is a right-of-way, this is the curb here, I was told this area in between is a right-of-way of some sort but--

MR. BABCOCK: But it's still owned by the town, this is your property line.

MR. DOWD: 32 feet to the property line.

MR. BABCOCK: That's fine.

MR. TORLEY: You're sure of that cause--

MR. BABCOCK: I just want to make sure if you needed a front yard variance that he would have it.

MR. DOWD: I thought I would need the front yard variance also and when I got the disapproval from the building department, it indicated that I just needed the side yard.

MR. BABCOCK: I believe he needs the front yard also, I

think we missed that.

MR. TORLEY: It's the same money, let's put it in.

MR. DOWD: I was surprised, I thought maybe there was a different interpretation on the property line or the curb.

MR. TORLEY: Mike, how much does he need there?

MR. BABCOCK: He needs a three foot front yard variance.

MR. TORLEY: We'll put that in.

MR. DOWD: Yeah.

MR. MC DONALD: So it will be a 9 foot side yard and three foot front?

MR. BABCOCK: Right.

MR. MC DONALD: Do it all at one time.

MR. DOWD: Okay.

MR. TORLEY: I see the existing house also has 7.9 to the other side yard.

MR. BABCOCK: It's existing, it's there.

MR. TORLEY: Should we put them all in so it's covered? If we do everything now, the next time you refinance there won't be any problems.

MR. MC DONALD: If he tries to sell, he'll run into another problem.

MR. DOWD: That was there when we refinanced.

MR. TORLEY: If we're going to do this, might as well get it all taken care of so the refinance won't be held up in the future.

MR. MC DONALD: You'd probably have to come back.

MR. TORLEY: You don't want to come back.

MR. BABCOCK: The house is built in 1963 so that's the reason for that.

MR. TORLEY: Put it in anyway. Gentlemen, now we're looking at a request for public hearing for three variances, two side yards and a front yard, do I hear a motion on this matter?

MR. MC DONALD: What's going to be the other side yard? One is nine and the other one would be what, he's got 7.9 now?

MR. REIS: Eight foot side yard on the other side, Mike.

MR. BABCOCK: Seven point one foot, so say eight foot is good enough, he's not moving the house, that's for sure.

MR. REIS: Do we have a motion on the floor?

MR. TORLEY: I'm waiting.

MR. REIS: Make a motion that we set up Mr. Dowd for his requested variances of a 9 foot side yard and 8 foot side yard and a 3 foot front yard at 23 Parade Place.

MR. MC DONALD: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

**ZONING BOARD OF APPEALS; TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

In the Matter of the Application for Variance of

MICHAEL DOWD

AFFIDAVIT OF SERVICE BY MAIL

#03-19

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 2 ND day of MAY, 2003, I compared the 70addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

1st day of May, 2003



Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2026

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 03-19

Request of MICHAEL DOWD

for a VARIANCE of the Zoning Local Law to Permit:

Request for 9 ft. Required Side Yard Setback for a Proposed 24 ft by 28 ft addition in an R-4 Zone ;

being a VARIANCE of Section bulk tables R-4 F-8

for property located at: 23 Parade Place - New Windsor, NY

known and designated as tax map Section 45 Block 4 Lot 14

**PUBLIC HEARING will take place on May 12th, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**


Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

April 30, 2003

Michael Dowd
23 Parade Place
New Windsor, NY 12553

Re: 45-4-14 ZBA#03-19

Dear Mr. Dowd:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$85.00, minus your deposit of \$25.00.

Please remit the balance of \$60.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IA
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

37-1-49
The McQuade Foundation
PO Box 4064
New Windsor, NY 12553

45-1-6
William Jones
630 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-7
Derek James & Julia Pickles
634 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-8
Ernest & Helen Kiss
640 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-9
Juergen & Maria Voelker
642 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-10
Eric Tirado
Marilyn Echevarria
646 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-11
Michael Faricellia
650 Blooming Grove Turnpike
New Windsor, NY 12553

45-1-12
Frank & Barbara Pavlik
4 Cannon Drive
New Windsor, NY 12553

45-1-13
Leslie & Yolanda Herrera
2 Continental Drive
New Windsor, NY 12553

45-1-14
James McArdle
4 Continental Drive
New Windsor, NY 12553

45-1-15
Raymond & Jodi-Marie Ciaccio
6 Continental Drive
New Windsor, NY 12553

45-1-16
Mark & Lorene Vitek
8 Continental Drive
New Windsor, NY 12553

45-1-17
Deborah Dabinett
10 Continental Drive
New Windsor, NY 12553

45-1-18
Michael & Patricia Steel
12 Continental Drive
New Windsor, NY 12553

45-1-19
Dominick & Cynthia Esposito
14 Continental Drive
New Windsor, NY 12553

45-1-20
Tsuneo & Sugako & Risa Tochigi
16 Continental Drive
New Windsor, NY 12553

45-1-21
James Aitken
Hilde Lezaron Aitken
18 Continental Drive
New Windsor, NY 12553

45-1-22
Charles & Audrey Spreer
20 Continental Drive
New Windsor, NY 12553

45-1-23
Timothy & Theresa Wersebe
22 Continental Drive
New Windsor, NY 12553

45-1-24
Lucille Greiner
24 Continental Drive
New Windsor, NY 12553

45-3-1
Donald & Karen Fassbender
8 Musket Place
New Windsor, NY 12553

45-3-2
Michael & Denise Kirk
26 Parade Place
New Windsor, NY 12553

45-3-3
Frank Ceriello
24 Parade Place
New Windsor, NY 12553

45-3-4
Paul & Donna Sabella
22 Parade Place
New Windsor, NY 12553

45-3-5
Peter & Clementina Grimando
10 Cannon Drive
New Windsor, NY 12553

45-3-6
Kathy & Apostolo Amanatides
12 Cannon Drive
New Windsor, NY 12553

45-3-7
Mildred Gatling
14 Cannon Drive
New Windsor, NY 12553

45-3-8
Ronald Buckner
Diane Wilkinson-Buckner
16 Cannon Drive
New Windsor, NY 12553

45-4-1
Kenneth & Catherine Rose
21 Continental Drive
New Windsor, NY 12553

45-4-2
Robert & Annette Gaydos
19 Continental Drive
New Windsor, NY 12553

45-4-3
Alfredo & Elizabeth Lavigat
17 Continental Drive
New Windsor, NY 12553

45-4-4
Lorenzo Reyes
Marta Cadavid
15 Continental Drive
New Windsor, NY 12553

45-4-5
Reynaldo & Alma Correa
13 Continental Drive
New Windsor, NY 12553

45-4-6
Maurice Picard
11 Continental Drive
New Windsor, NY 12553

45-4-7
Marie Williams
9 Continental Drive
New Windsor, NY 12553

45-4-8
Michele Ahearn
Joseph Smith
7 Continental Drive
New Windsor, NY 12553

45-4-9
Francis Bedetti III
Christine Lupardo
5 Continental Drive
New Windsor, NY 12553

45-4-10
Carlos Jr. & Adele Torres
3 Continental Drive
New Windsor, NY 12553

45-4-11
Bernard & Selene McCourtney
1 Continental Drive
New Windsor, NY 12553

45-4-12
Christopher & Gail Cinnante
6 Cannon Drive
New Windsor, NY 12553

45-4-13
James Jr. & Paula Bresnan
8 Cannon Drive
New Windsor, NY 12553

45-4-15
Richard Bittles
25 Parade Place
New Windsor, NY 12553

45-4-16
Howard & Laurine Berean
27 Parade Place
New Windsor, NY 12553

45-4-17
James & Veronica Kelly
29 Parade Place
New Windsor, NY 12553

45-4-18
Oren & Dolores Dayton
31 Parade Place
New Windsor, NY 12553

45-4-19
William Brentnall Jr.
33 Parade Place
New Windsor, NY 12553

45-4-20
Kevin & Jennifer Doyle
35 Parade Place
New Windsor, NY 12553

45-4-21
Marguerite Brodeski
10 Musket Place
New Windsor, NY 12553

49-3-1
Vito Guidice
Katherine Shay
17 Cannon Drive
New Windsor, NY 12553

49-3-2
Raymond & Gloria Lopez
11 Cannon Drive
New Windsor, NY 12553

49-3-3
Glenn Giametta
20 Parade Place
New Windsor, NY 12553

49-3-4
George & Norma Weygant
18 Parade Place
New Windsor, NY 12553

49-3-5
Richard T. Bogardus Rev. Living Trust
C/o Richard Bogardus & Beth Castaldo
16 Parade Place
New Windsor, NY 12553

49-3-20
Leonard & Alice Bauer
PO Box 4320
New Windsor, NY 12553

49-3-21
Betty Lou & Cindy Lou Drake
4 Musket Place
New Windsor, NY 12553

49-4-1
Kenneth & Carol Pick
21 Parade Place
New Windsor, NY 12553

49-4-2
Theresa Russo
27 Provost Drive
New Windsor, NY 12553

49-4-3
Joseph & Lydia Como
25 Provost Drive
New Windsor, NY 12553

49-4-4
Charles & Patricia Roveto
23 Provost Drive
New Windsor, NY 12553

49-4-20
Mary Nicotra
C/o Mary Abbruscato
15 Parade Place
New Windsor, NY 12553

49-4-21

Francis & Marlene Komsisky
17 Parade Place
New Windsor, NY 12553

49-4-22

Donald & Carolyn Cronin
19 Parade Place
New Windsor, NY 12553

49-5-1

David & Kathleen Black
5 Cannon Drive
New Windsor, NY 12553

49-5-2

Arthur & Geselle May
704 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-3

Jesse & Cecilia Taylor
708 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-4

Jose Otero
Miranda Edith
712 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-28

William Simoni
28 Provost Drive
New Windsor, NY 12553

49-5-29

Mark Aulogia
30 Provost Drive
New Windsor, NY 12553

49-6-1

Charles Greeney
2 Rocky Lane
New Windsor, NY 12553

49-6-2

Kurt Ottway Jr.
Dorothy Meta
1 Rocky Lane
New Windsor, NY 12553



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

May 6, 2003

Michael & Eileen Dowd
23 Parade Place
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-19 – PUBLIC HEARING

Dear Mr. Dowd:


This is just a reminder that your Public Hearing before the Zoning Board of Appeals for your requested variance at:

23 Parade Place
New Windsor, NY 12553

is scheduled for the May 12th, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,



Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



RESULTS OF Z.B.A. MEETING OF: April 28, 2003

PROJECT: Michael Dowd ZBA # 03-19
P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

NEGATIVE DEC: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

PUBLIC HEARING: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

APPROVED: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) R S) M VOTE: A 4 N 0
RIVERA A
MCDONALD A
REIS A
~~REIS~~
TORLEY A
CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA
MC DONALD CARRIED: Y N
REIS
KANE
TORLEY

No Trees to be removed

No drainage problems will be created

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: April 16, 2003

APPLICANT: Michael Dowd
23 Parade Place
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: April 16, 2003

FOR : Michael Dowd

LOCATED AT: 23 Parade Place

ZONE: R-4 Sec/Blk/ Lot: 45-4-14

COPY

DESCRIPTION OF EXISTING SITE: 45-4-14

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 24x28 ft. addition will not meet minimum 15ft. side yard setback.


BUILDING INSPECTOR

PERMITTED 15ft.

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: F-8

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

6ft.

9ft.

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

4/24/03 Sent Application

3 ft. Correction
other side?
8 ft.

03-19

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certificate of inspection. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway pond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

APR 14 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2003-325

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises MICHAEL DOWD

Address 23 PARADE PLACE NEW WINDSOR ¹²⁵⁵³ Phone # 529 0147

Mailing Address SAME Fax # _____

Name of Architect JACK WATSON

Address _____ Phone _____

Name of Contractor JACK WATSON

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of PARADE PLACE
(N, S, E or W)
and 100 feet from the intersection of CANNON DRIVE

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section _____ Block _____ Lot _____

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy RESIDENTIAL C b. Intended use and occupancy RESIDENTIAL

5. Nature of work (check if applicable) ☐ New Bldg. ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 24 Rear 24 Depth 28 Height 8 No. of stories 1

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ # Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee _____

PAID

ZONING BOARD

04/14/2003
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Kryshner
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

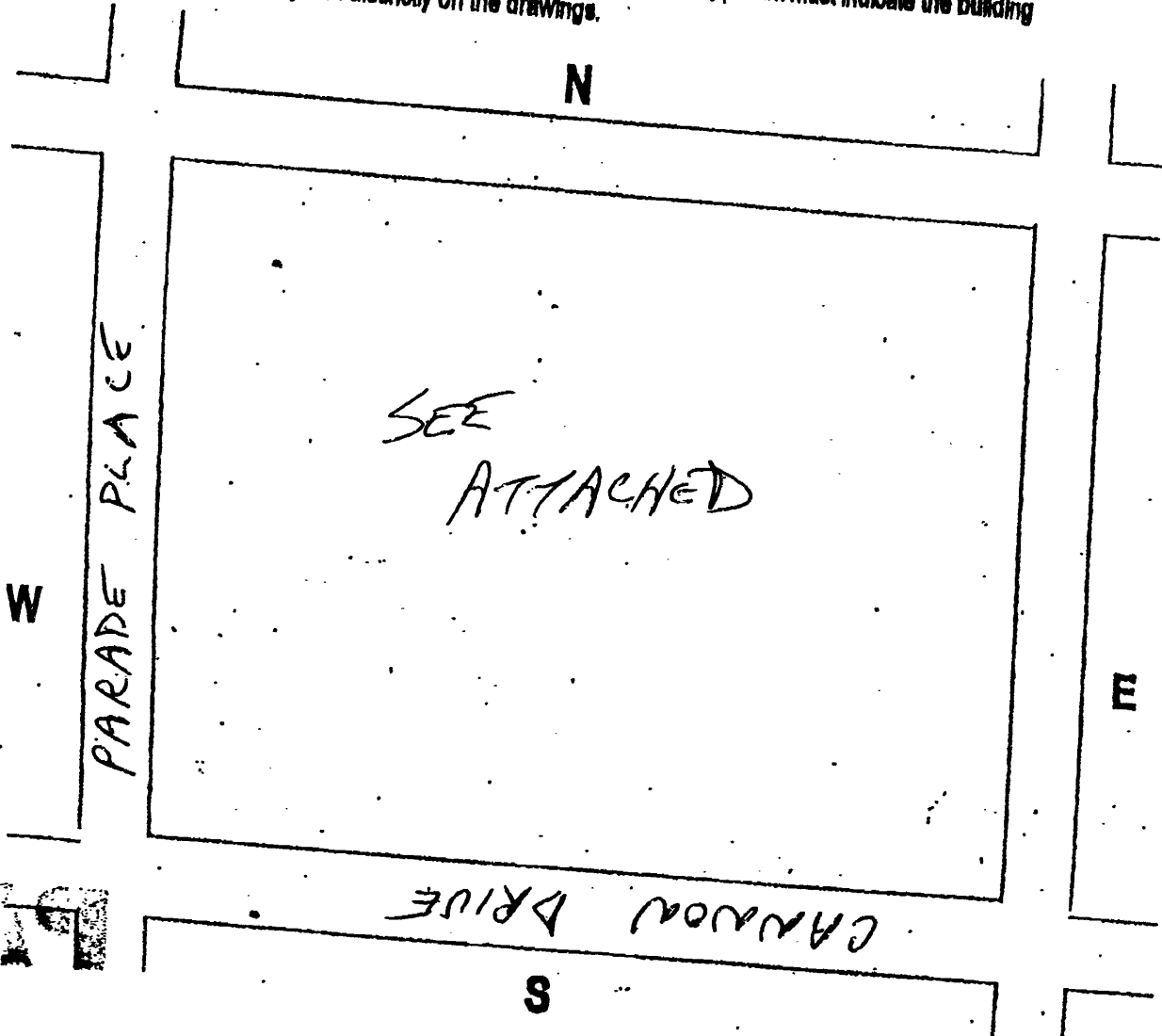
(Address of Applicant)

(Owner's Signature)

PLOT PLAN

NOTE:

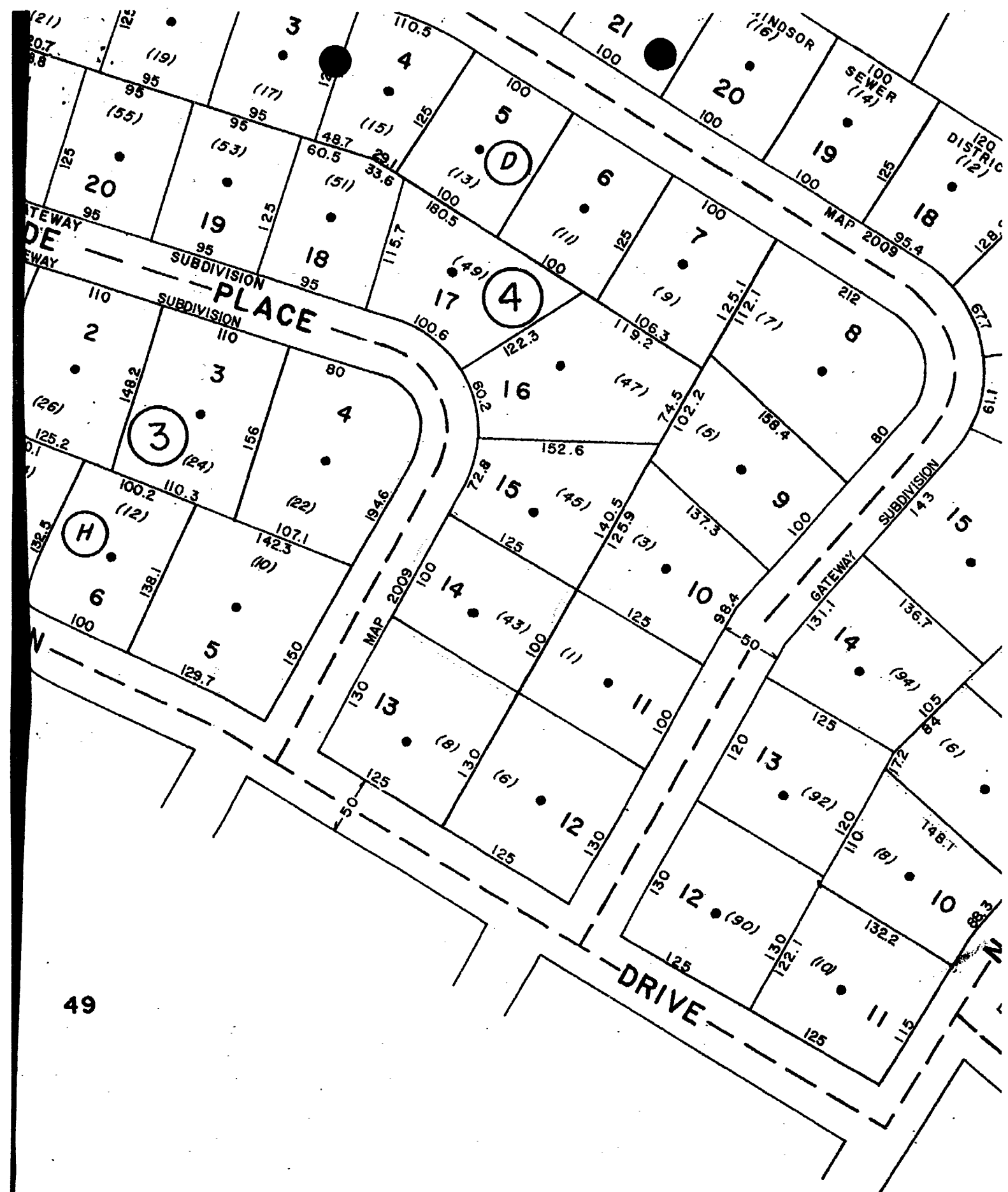
Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLAT

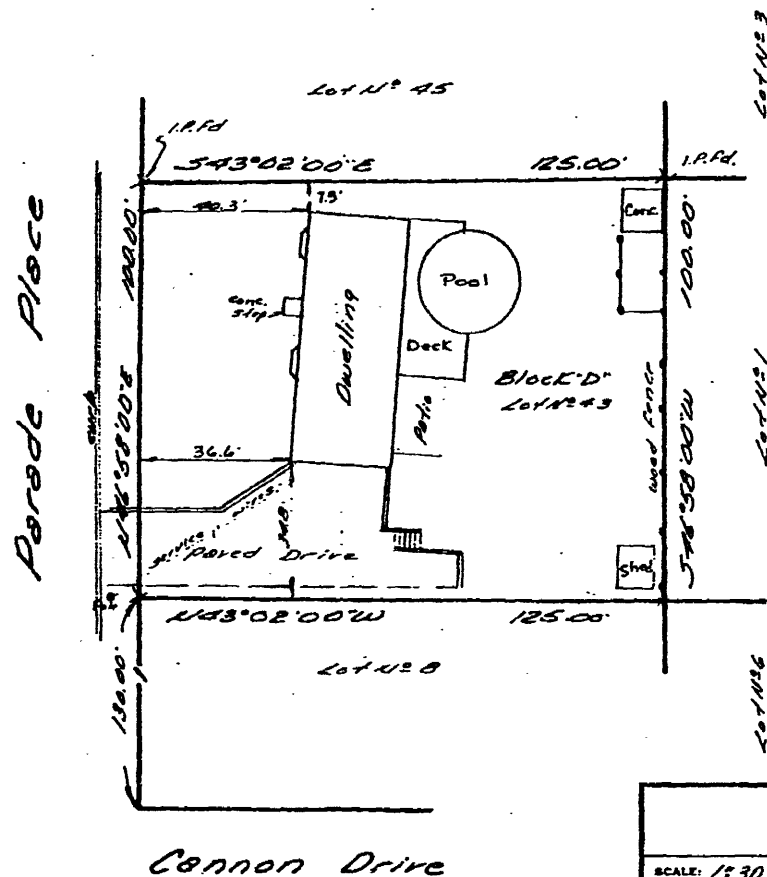
S

CEASE BUILDING



ORANGE C

9-1-66



Survey Map For

Lester Ferguson

SCALE: 1"=30'

APPROVED BY:

DRAWN BY

DATE: *Sept. 12, 1986*

REVISOR

Town of New Windsor

Orange Co., N.Y.

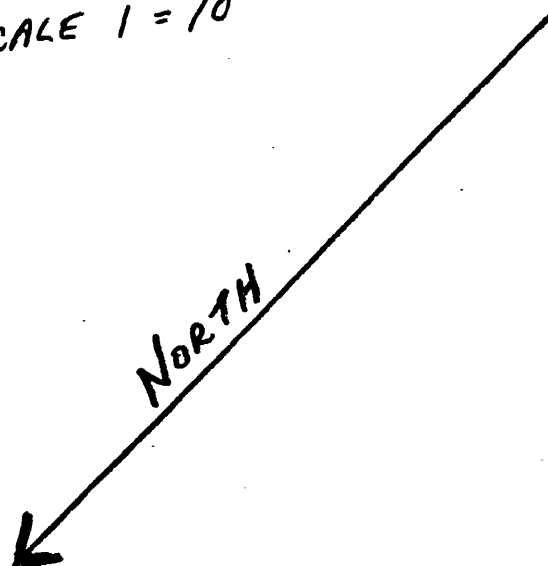
DRAWING NUMBER

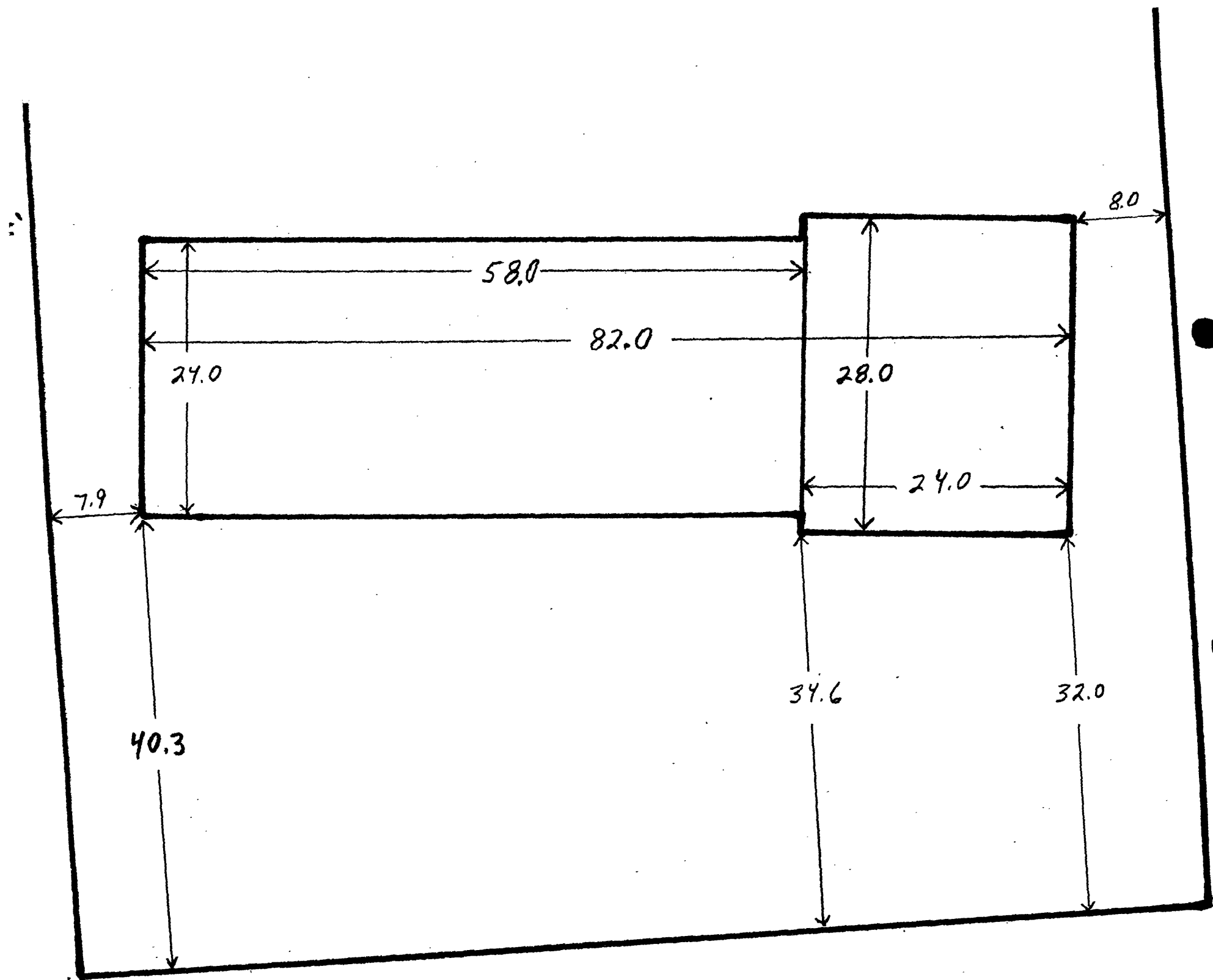
3738

DOWD, MICHAEL & EILEEN
23 PARADE PLACE
NEW WINDSOR, N.Y. 12553
45-4-14

03-19

SCALE 1" = 10'





**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#398-2003**

04/28/2003

#03-19

Dowd, Michael

**Received \$ 50.00 for Zoning Board Fees, on 04/28/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 04-28-2003

FOR: **03-19 ESCROW**

FROM: **MICHAEL DOWD**


23 PARADE PLACE

NEW WINDSOR, NY 12553

CHECK NUMBER: **342**

AMOUNT: **300.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

4.28.03

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA #03-19 ESCROW

MICHAEL DOWD
EILEEN A. DOWD
 23 PARADE PL.
 NEW WINDSOR, NY 12553


9-0147

Date 4-25-03

29-7003/2213
469

Pay to the Order of TOWN OF NEW WINDSOR \$ 300.00

Three Hundred & 00/100 Dollars

 **CHARTER ONE BANK**
 Vails Gate Branch

For Eileen Dowd

⑆221370030⑆ ⑈4690496907⑈ 0342

ZBA #03-19 Application Fee

Michael Dowd
Eileen A. Dowd
 23 Parade Pl.
 New Windsor, NY 12553

569-0147

29-7003/2213
DATE 4-25-03

2983

PAY TO THE ORDER OF TOWN OF NEW WINDSOR \$ 50.00

Fifty Dollars & 00/100 DOLLARS

CHARTER ONE BANK
 VAILE GATE BRANCH

PRIVILEGE SELECT

FOR Eileen Dowd

⑆221370030⑆ ⑈4690004218⑈ 2983

© IMAGE CHECKS, 1997 CONFETTI 1-800-562-8768

ZBA #03-19 LISSASSOR'S P.F. LIST

Michael Dowd
Eileen A. Dowd
 23 Parade Pl.
 New Windsor, NY 12553

569-0147

29-7003/2213
DATE 4-25-03

2984

PAY TO THE ORDER OF TOWN OF NEW WINDSOR \$ 25.00

Twenty Five & 00/100 DOLLARS

CHARTER ONE BANK
 VAILE GATE BRANCH

PRIVILEGE SELECT

FOR Eileen Dowd

⑆221370030⑆ ⑈4690004218⑈ 2984

© IMAGE CHECKS, 1997 CONFETTI 1-800-562-8768



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS



APPLICATION FOR VARIANCE

04/24/2003

Date

Application Type: Use Variance ☐ Area Variance ☒
Sign Variance ☐ Interpretation ☐

I. Owner Information:

Phone Number: (845) 569-0147

MICHAEL/EILEEN DOWD

Fax Number: ()

(Name)

23 PARADE PLACE NEW WINDSOR NY 12553

(Address)

II. Purchaser or Lessee:

Phone Number: ()

(Name)

N/A

Fax Number: ()

(Address)

III. Attorney:

Phone Number: ()

(Name)

N/A

Fax Number: ()

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

NOT YET DECIDED; PENDING ZBA APPROVAL

(Name)

(Address)

V. Property Information:

Zone: R-4 Property Address in Question: 23 PARADE PLACE NEW WINDSOR

Lot Size: 100x125 Tax Map Number: Section 45 Block 4 Lot 14

a. What other zones lie within 500 feet?

b. Is pending sale or lease subject to ZBA approval of this Application? N/A

c. When was property purchased by present owner? JUNE 1991

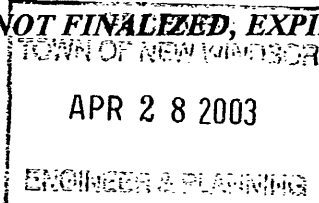
d. Has property been subdivided previously? NO If so, When:

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO

f. Is there any outside storage at the property now or is any proposed? NO

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-19

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

Section _____, Table of _____ Regs., Col. _____.

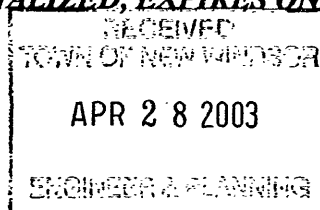
	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	15 FT.	6 FT.	9 FT.
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-19

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

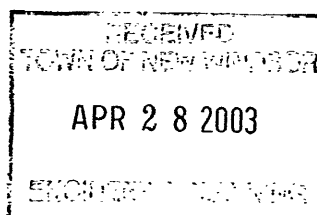
- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

WHEN WE PURCHASED OUR HOME IN 1991, WE DID NOT HAVE ANY CHILDREN AND DID NOT THINK WE COULD DUE TO MULTIPLE MIS-CARRIAGES. WE NOW HAVE AN 8 YEAR OLD DAUGHTER, THERESA AND 5 YEAR OLD SON, TIMOTHY. WE HAVE OUTGROWN OUR SMALL RANCH STYLE HOME AND WOULD LIKE TO STAY IN OUR NEIGHBORHOOD. WE WOULD LIKE TO ADD 1-BEDROOM AND 1-BATH W/ 2-CAR GARAGE. WE FEEL THAT THE ADDITION, IF ALLOWED, WILL KEEP OUR HOME IN THE CHARACTER OF OUR NEIGHBORHOOD. WE HAVE BEEN CONSIDERING THE ADDITION FOR SOME TIME AND HAVE NOT COME UP WITH ANY OTHER REASONABLE ALTERNATIVE IDEA'S, BUT WE HAVE OPEN MINDS. WE DO NOT FEEL THAT OUR REQUEST IS UNREASONABLE, CONSIDERING THE FLAVOR OF THE NEIGHBORHOOD. OUR PLANNED ADDITION WILL HAVE NO ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD, AND WE DID NOTHING TO CREATE ANY ADVERSE EFFECT TO EITHER THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN OUR NEIGHBORHOOD.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-19

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles.

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

25th day of April 2003.

Eileen A. Dowd

Owner's Signature (Notarized)

EILEEN A. DOWD

Owner's Name (Please Print)

Lisa R. DiStefano

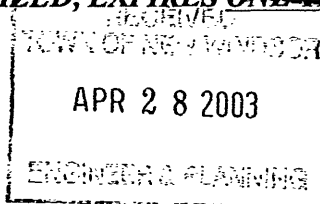
Signature and Stamp of Notary

LISA R. DISTEFANO
Notary Public, State of New York
No. 01D16050022
Qualified In Orange County
Commission Expires 10/30/06

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-19

TOWN OF NEW WINDSOR
COUNTY OF ORANGE
555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

BUILDING DEPARTMENT

Building Permit No: 6258

Location: PARADE PL.E/S

Map No: 334800 Section: 45 Block: 4 Lot: 14.0

CERTIFICATE OF OCCUPANCY

CO No: 93-131

CO Date: 4/30/93

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated: 4/ 7/93, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows:

Material: SEE PLANS	Number of Stories: 0.0	Number of Families: 1
Dimensions of Building: SEE PLANS	Dimensions of Lot: SEE PLANS	
Use of Building: WOODSTOVE	Number of Bedrooms: 0	
Number of Toilets: 0	Number of Bathrooms: 0.0	
Heating Plant: ****QUADRA FIRE WOOD STOVE MODEL 1800****		
Remarks: ****UL#127/907****		

This certificate is issued to: DOWD, MICHAEL
for the aforesaid structure.


Building Inspector

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy).

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

ENDORSEMENT

CODE NAME

31-19

NUMBER

93BG559022

Attached to and made a part of Lawyers Title Insurance Corporation Policy No. 112-01-560007 insuring ARBOR NATIONAL MORTGAGE INC., its successors and/or assigns is hereby amended to read as follows:

Item No. 4 of Schedule A is amended as follows:

Mortgage made by Michael Dowd and Eileen A. Dowd to the Insured, in the principal sum of \$113,200.00, dated June 21, 1991 and duly recorded in the Orange County Clerk's Office on July 8, 1991 in Liber 4028 mp. 106; and which mortgage has been modified by Modification Agreement made between Michael Dowd and Eileen A. Dowd to the Insured, dated May 14, 1993 and duly recorded in the Orange County Clerk's Office on June 10, 1993 in Liber 3827 cp. 325.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the 29th day of June 19 93, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Issued at Goshen, New York

COUNTERSIGNED:

Donald W. Niccio
Authorized Officer or Agent



Lawyers Title Insurance Corporation

By:

Maurice C. Bowling, Jr.

President

Attest:

[Signature]

Secretary.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

LOAN POLICY

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	ENDORSEMENTS	POLICY NUMBER
93BG559022	May 14, 1993	\$109,600.00		112-01-560007

1. Name of Insured: ARBOR NATIONAL MORTGAGE INC.,
its successors and/or assigns

2. The estate or interest in the land which is encumbered by the insured mortgage is: a fee simple

3. Title to the estate or interest in the land is vested in: MICHAEL DOWD and EILEEN A. DOWD, his wife, by deed dated June 21, 1991, recorded July 8, 1991 in Liber 3466 cp. 140.

4. The insured mortgage and assignments thereof, if any, are described as follows:
Mortgage made by Michael Dowd and Eileen A. Dowd to the Insured, in the principal sum of \$109,600.00, dated May 14, 1993 and intended to be duly recorded in the Orange County Clerk's Office.

5. The land referred to in this policy is described as follows:

SEE DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF.


Donald W. Muro
Countersignature Authorized Officer or Agent

GOSHEN, NEW YORK

Issued at (Location)

PO Box 9000
Getzville NY 14068-9000

Bank of America



MARCH 20, 2002

Bank of America Mortgage
475 CrossPoint Parkway
PO Box 9000
Getzville NY 14068-9000

Michael Dowd
Eileen A Dowd
23 Parade Pl
New Windsor, NY 12553-5619

435



LOAN NUMBER 0020170478

Dear Valued Customer:

Congratulations! Your mortgage has been paid-in-full in accordance with the terms of your mortgage agreement.

We would like to remind you of the steps involved in assuming full ownership of the property, if applicable.

If your property taxes had previously been paid through your escrow account, you now assume full responsibility for payment of your property tax bills. It is necessary that you contact your tax office(S) to verify your correct mailing address so that future property tax bills will be sent directly to you without delay.

Bank of America Mortgage has also notified your homeowner's Insurance Agent that your mortgage is paid-in-full and we are no longer responsible for payment of your annual homeowner's insurance premium. Please contact your Insurance Agent to report the address you wish to have future insurance premium billings sent.

Your Release documents are being processed and will be mailed to your County Clerk, or appropriate party for recordation. The County will be instructed to mail the recorded document(s) to the address above. If the address is not your current mailing address, please contact our Customer Service Department at the number below as soon as possible with the correct address.

If for any reason the funds due under the note do not clear, the loan is not considered to be paid-in-full and the Release documents will not be mailed until we receive all funds due.

If you have any questions about the payoff of your mortgage loan, please call our Customer Service Department at 1.800.285.6000.

Sincerely,

Customer Service Department

PO097 068 CPI

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

SECTION 45 BLOCK 4 LOT 14



Bank of America N.A.

TO
Michael Dowd
Eileen A. Dowd

RECORD AND RETURN TO:
(name and address)

Michael Dowd
Eileen A Dowd
23 Parade Pl
New Windsor, NY 12553

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION X ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO. PAGES 2 CROSS REF. 2
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK X
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ _____
TAX EXEMPT _____

MORTGAGE AMT. \$ _____
DATE _____

MORTGAGE TAX TYPE:

(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT. PERSON/CR. UNION
(J) NAT. PER-CR. UN/1 OR 2
(K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM:

Bank of America

4028-106 ✓

03-19

LIBER 9425 PAGE 258

ORANGE COUNTY CLERKS OFFICE 35749 NAN
RECORDED/FILED 05/29/2002 11:36:23 AM
FEES 12.00 EDUCATION FUND 5.00
CNTL NO 18485

State of New York
County of Orange
Loan Number: 20170478

X 17.00
2nd

Prepared by: Darlene Comstock
Bank of America
475 CrossPoint Pkwy, Getzville NY 14068
Property Address: 43 Parade Pl
New Windsor, NY 12553
Lot 14, Block 4, Section 45

Discharge of Mortgage

Know all Men by these Presents, that Bank of America, N.A., a national banking association
Doing business at 475 CrossPoint Pkwy, Getzville NY 14068
Do hereby certify that

A certain Indenture of Mortgage bearing the date 6/21/91 made and executed by Michael Dowd and Eileen A Dowd
to Arbor National Mortgage Inc. and recorded in the Office of the Clerk of the County of Orange, New York on
7/8/91 in Liber 4028 of Mortgages at Page 106 for the amount of \$109,600.00 and has not been assigned except
as follows: Assigned from Arbor National Mortgage Inc. to Bank of America, FSB by Assignment dated 3/3/99 and
recorded in the Office of the Clerk of the County of Orange, New York on 5/20/99 in Liber 7226 at Page 263

and which Mortgage is fully paid, satisfied, and discharged.

In Witness Whereof, the party of the first part has caused these presents to be executed in its name by its
duly authorized officer on 04/30/2002.

In Presence of

Bank of America, N.A., a national banking association as successor in interest by merger of Bank of
America, FSB

By: 

Christine A. Skowron,
Assistant Vice President

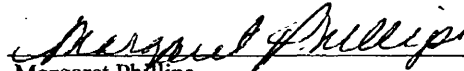
State of New York
County of Erie

ss.:

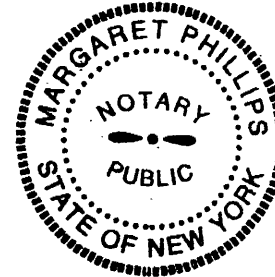
On the 30 day of April in the year 2002 before me, the undersigned, personally appeared Christine A. Skowron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their capacity(ies), and that by his/her/their signature(s) on the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

WHEN RECORDED, MAIL TO:

Michael Dowd
Eileen A Dowd
23 Parade Pl
New Windsor, NY 12553


Margaret Phillips

Notary Public, State of New York
Qualified in Erie County
Commission Expires July 15, 2003



LIBER 9425^{PG} 259